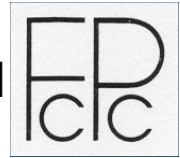




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday November 13, 2013

APPROVED: \_\_\_\_\_

PAGE 1 OF 4

#### NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

#### Providing Public Testimony

- Any individual who wishes to testify on an agenda item are required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: [planningandzoning@frederickcountymd.gov](mailto:planningandzoning@frederickcountymd.gov)

#### TENTATIVE UPCOMING MEETINGS

##### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)

Wednesday – November 20, 2013 @ 7:00 pm

##### Contact

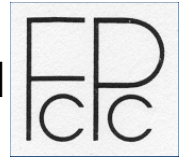
*Planning and Development Review  
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plats, Preliminary and Site plan items*



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday November 13, 2013

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PAGE 2 OF 4

ITEM	TIME	ACTION REQUESTED
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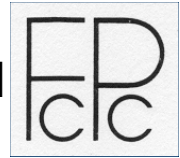
**9:30 A.M.**

- |    |   |                      |
|----|---|----------------------|
| 1. | <b><u>MINUTES TO APPROVE</u></b>  | <b>DECISION</b>      |
| 2. | <b><u>PLANNING COMMISSION COMMENTS</u></b>  | <b>INFORMATIONAL</b> |
| 3. | <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>   | <b>INFORMATIONAL</b> |
| 4. | <b><u>CONCEPT SITE PLAN</u></b>   | <b>DECISION</b>      |
| a) | <p><b><u>JEFFERSON VILLAGE CENTER LOT 1</u></b> - The Applicant is requesting Concept Site Development Plan approval for a 9,100-square-foot Department Store or Variety Store, on a 1.38-acre portion of a 9 acre site. Located on the North side of Jefferson Pike (MD 180) and South side of Holter Road, west of Old Holter Road. Zoned: Village Center (VC), Planning Region: Brunswick, Tax Map 84 / Parcel 65.<br/>File: SP89-19, Site #13148<br/><i>John Dimitriou, Principal Planner</i></p>   |                      |
| 5. | <b><u>PRELIMINARY PLANS</u></b>   | <b>DECISION</b>      |
| a) | <p><b><u>TOLLEY TERRACE, SECTION 5, LOTS 501-504R AND SECTION 6, LOTS 601-603R</u></b> - The applicant is requesting Preliminary Plan approval to subdivide two separate parcels totaling 29.44 acres into 5 new lots and 2 remainder lots, including a modification to allow panhandle lots in a major subdivision and approval of a public road extension. Located at the terminus of Tall Oaks Drive. Zoned: Agricultural (AG), Planning Region: New Market, Tax Map 74 / Parcel 192.<br/>File: S734, Preliminary #13392, APFO #13394, FRO #13395<br/><i>Mike Wilkins, Principal Planner</i></p> |                      |



# FREDERICK COUNTY PLANNING COMMISSION

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## AGENDA

### Wednesday November 13, 2013

APPROVED: \_\_\_\_\_

PAGE 3 OF 4

- b) [HATTERY FARM, LLC, SECTION I, LOTS 1-24](#) - The applicant is requesting Preliminary Plan approval for a 24 lot Agricultural Cluster subdivision on a 317.77-acre property, including a modification to allow panhandle lots in a major subdivision. Located on the south side of Harrisville Road, approx 4,000 feet east of Woodville Road. Zoned: Agricultural (AG), Planning Region: New Market, Tax Map 71 / Parcels 22 / 29.  
File: S1155, Preliminary #12180, APFO #12181, FRO #13235  
*Mike Wilkins, Principal Planner*
- c) [CROSSROADS](#) - The applicant is requesting Preliminary Plan approval for a proposed 41 lot residential subdivision. Located on MD 75-green valley Road, between Lewisdale Road and MD 355. Zoned: Residential (R-1), Planning Region: Urbana, Tax Map 106 / Parcel 15.  
File: S1131, Preliminary #13001, APFO #13047, FRO #13017  
*Tolson DeSa, Principal Planner*

#### 6. COMBINED PRELIMINARY / FINAL SUBDIVISION PLATS

DECISION

- a) [WELLER ESTATES, LOTS 1C AND 1G](#) - The applicant is requesting approval to re-subdivide Lot 1c into two lots. Located at the terminus of Iris Court, off Weller Road and approximately 600 feet east of Green Valley Road. Zoned: Residential (R-1), Planning Region: Urbana, Tax Map 88 / Parcel 170.  
File: S250B, Preliminary/Final Plat #2982, APFO #12804, FRO #13774  
*Mike Wilkins, Principal Planner*
- b) [SONIC-LOCUST LEVEL, CONLEY FARM](#) - The applicant is requesting subdivision approval to re-subdivide the existing 26.61 acre Lot 1 into one (1) new 1.04 acre lot to be known as Lot 1A. Located on the northwest corner of Guilford Drive and MD 85. Zoned: General commercial (GC), Planning Region: Frederick, Tax Map 77 / Parcel 306.  
File: S1044, Preliminary/Final #13780, APFO #13782, FRO #13784  
*Tolson DeSa, Principal Planner*

#### 7. SITE PLANS

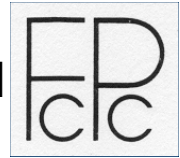
DECISION

- a) [SONIC RESTAURANT](#) - The applicant is requesting Site Development Plan approval for a 1,704 square foot restaurant with drive through lanes and outdoor seating, on a 1.04 acre site. Located on the northwest corner of Guilford Drive and MD 85. Zoned: General commercial (GC), Planning Region: Frederick, Tax Map 77 / Parcel 306.  
File: SP97-36A, Site #13781  
*Tolson DeSa, Principal Planner*



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## AGENDA

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PAGE 4 OF 4

- b) [AUSHERMAN INDUSTRIAL PARK-MERCER INDUSTRIAL, LOT 8](#) - The applicant is requesting Planned Commercial / Industrial Site Development Plan approval for a combination of General manufacturing, Automobile repair or Service Shop, and Yard Storage land uses, on a 7.06 acre site. Located along Reich's Ford Road, north of Hillmark Court. Zoned: General commercial (GC), Planning Region: Frederick, Tax Map 77 / Parcel 181.  
File:SP86-29, Site #13775, APFO #13776, FRO #13777  
*Tolson DeSa, Principal Planner*

#### 8. MUNICIPAL PLAN

#### INFORMATIONAL

- a) [MT. AIRY COMPREHENSIVE PLAN](#) - Staff will give an overview of the Town of Mt. Airy's Draft Comprehensive Plan and discuss its relationship to the 2012 County Comprehensive Plan.  
*Tim Goodfellow, Principal Planner*